

OFFICE AND RETAIL FOR LEASE

FLOWER VALLEY PLAZA

1133-1137-1145 N. H St., Lompoc, CA 93436



PROPERTY INFORMATION

COUNTY: Santa Barbara
MARKET: SB North County
TOTAL CENTER: 40,700 ± Sq. Ft.

TOTAL BUILDING SF: 29,200 SF
PARKING: 253 Spaces
APN: 089-011-017, 018
ZONING: Planned Commercial Development

LISTING DATA

AVAILABLE SF: 900 - 1,480 SF
ASKING RENT: \$1.15 - \$2.50 NNN

PROPERTY OVERVIEW

Prominent neighborhood shopping center located in the desirable North H Street corridor with 25,000 car daily traffic count. This is a well maintained center with two street access and excellent parking. Adjacent businesses include; Burger King, Movie Theatre complex, Embassy Suites Hotel and the new Hilton Garden Inn. It is located within easy access to higher income demographic housing areas, Vandenberg AFB, Hancock College Public Safety Complex.

PROPERTY HIGHLIGHTS

- Prominent neighborhood shopping center
- Desirable North H Street
- Daily Traffic Count 25,000 Cars
- Negotiable Rates

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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LEASE TYPE | NNN TOTAL SPACE | 900 - 1,480 SF LEASE TERM | Negotiable CAM & TAX | \$1.15 - \$2.50 SF/month



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
For Lease	Available	1,480 SF	NNN	\$1.15 SF/month
For Lease	Available	1,000 SF	NNN	\$1.15 SF/month
1133 N. H Street Suite H	Available	900 SF	NNN	\$1.15 - \$2.50 SF/month
1137 N. H Street Suite E3	Available	1,480 SF	NNN	\$1.15 - \$2.50 SF/month
1137 N. H Street Suite E4	Available	1,000 - 1,050 SF	NNN	\$1.15 - \$2.50 SF/month

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	18,047	47,793	52,756
Median age	31.4	32.0	33.2
Median age (male)	28.7	30.3	31.7
Median age (female)	33.1	33.4	34.7

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	1 MILE	3 MILES	5 MILES
Total households	6,153	15,856	17,218
Total persons per HH	2.9	3.0	3.1
Average HH income	\$57,455	\$57,025	\$60,902
Average house value	\$359,762	\$358,566	\$381,490

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